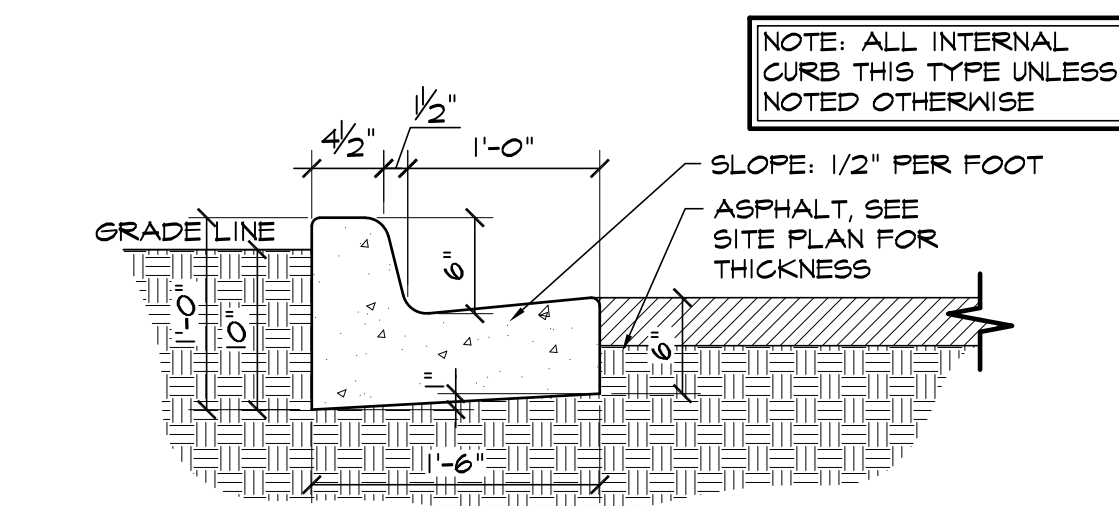
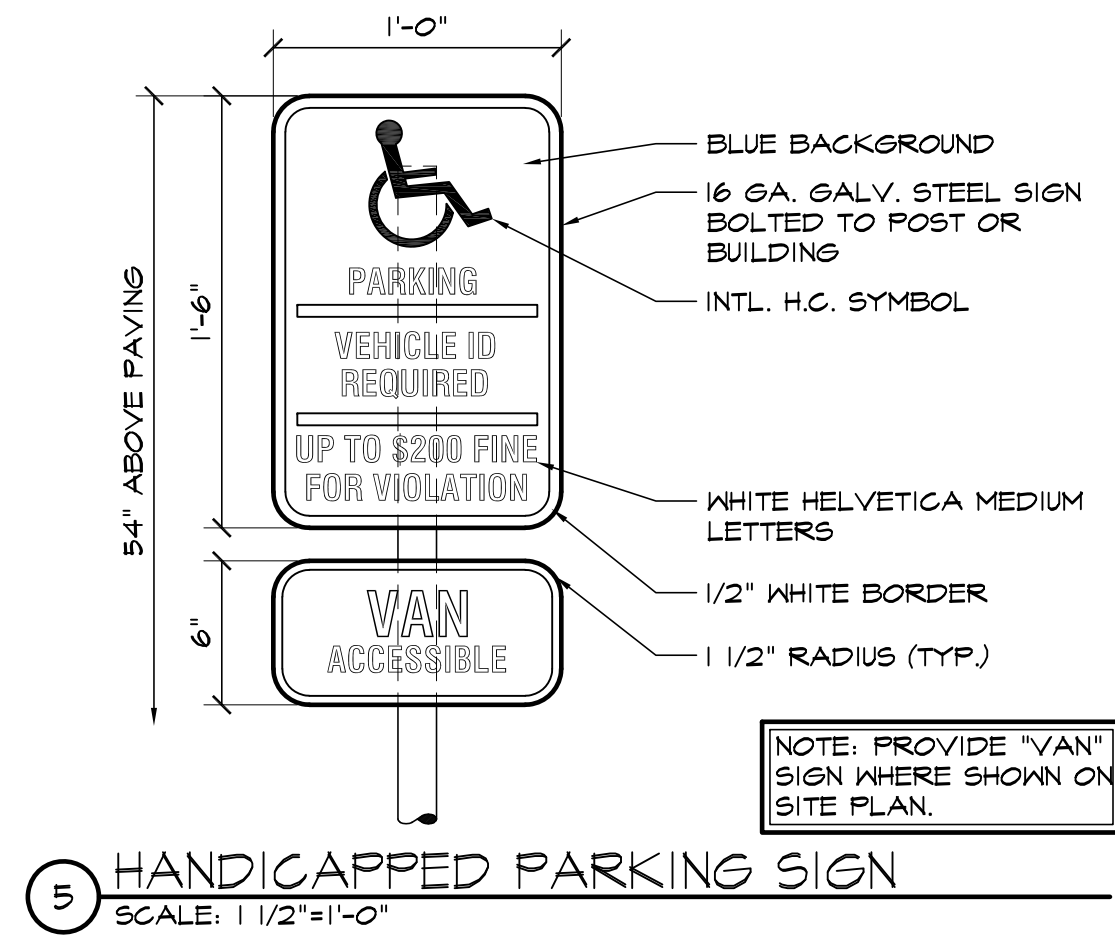


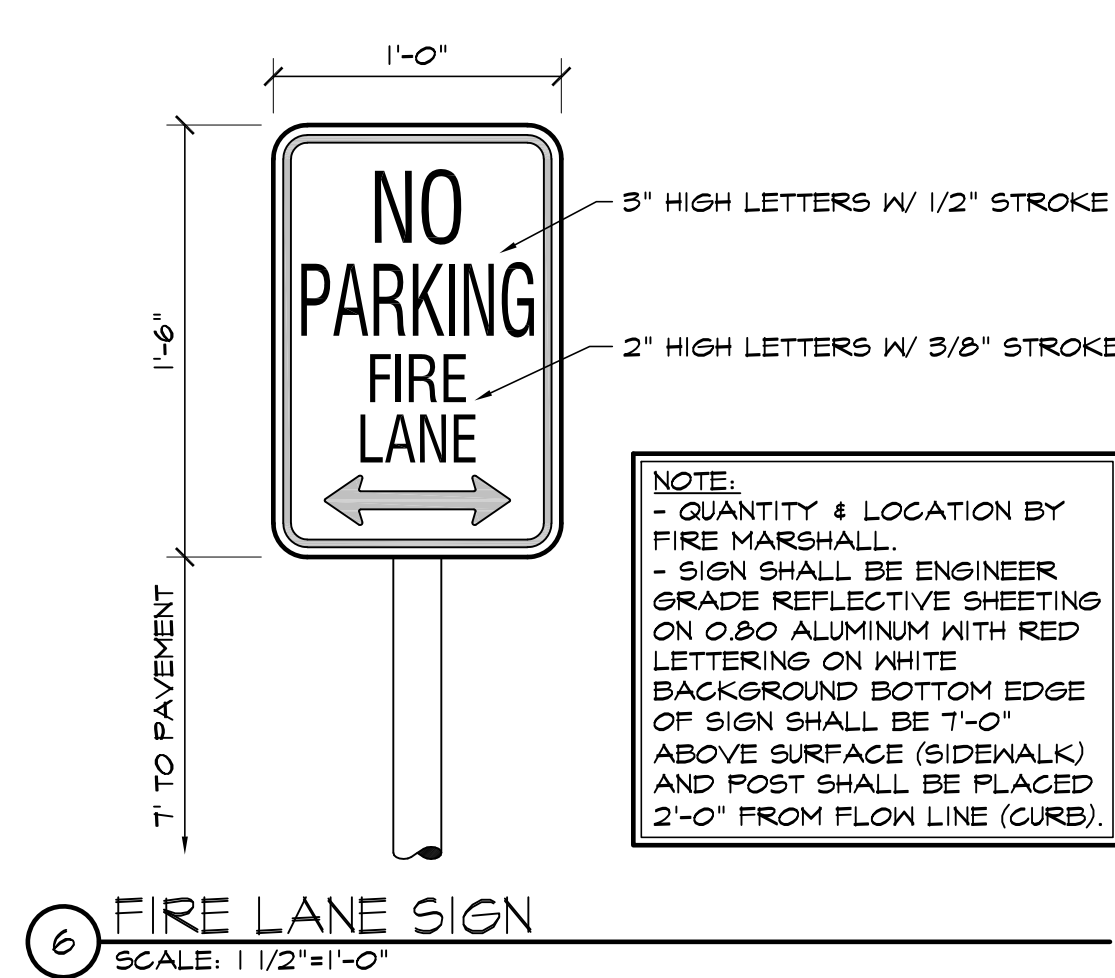
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



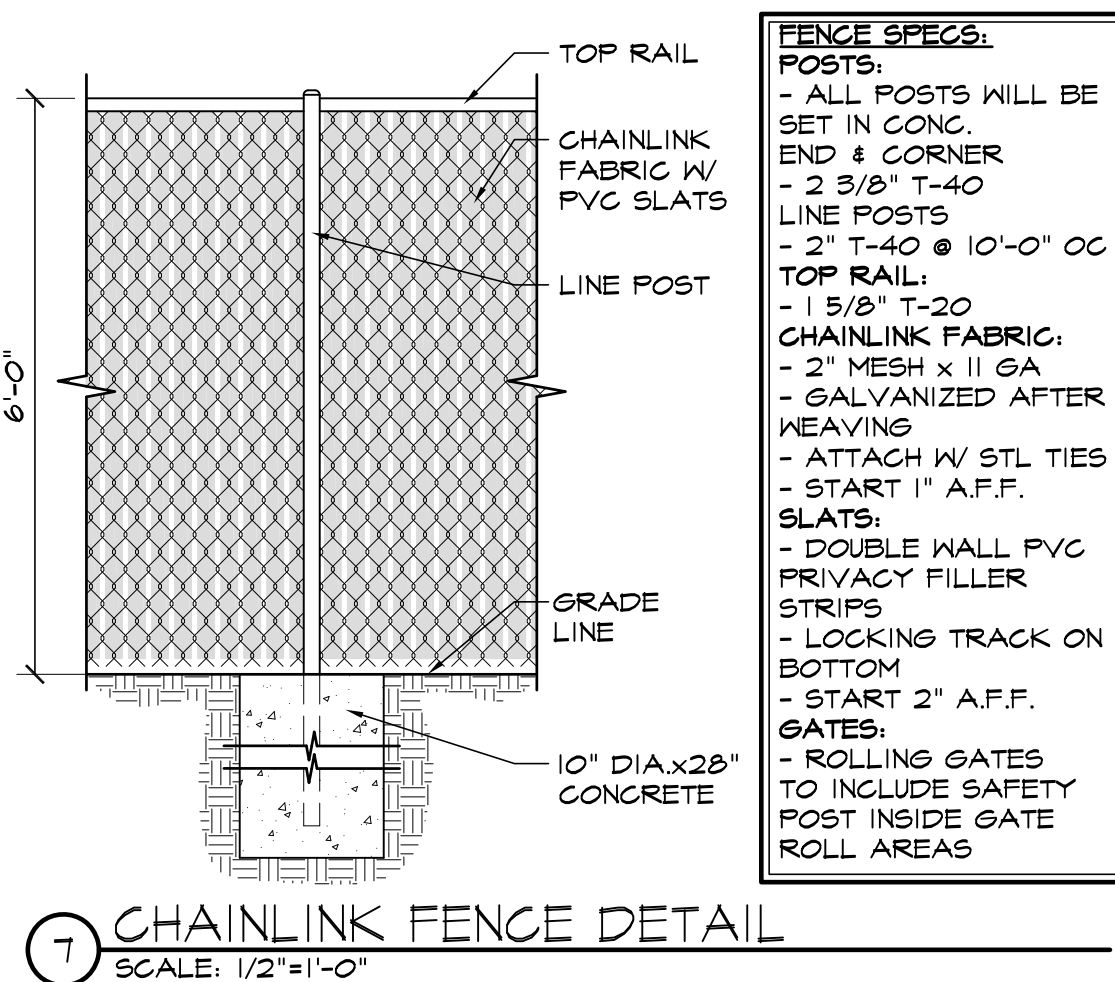
3 EPC TYPE B CURB
SCALE: 1"=1'-0"



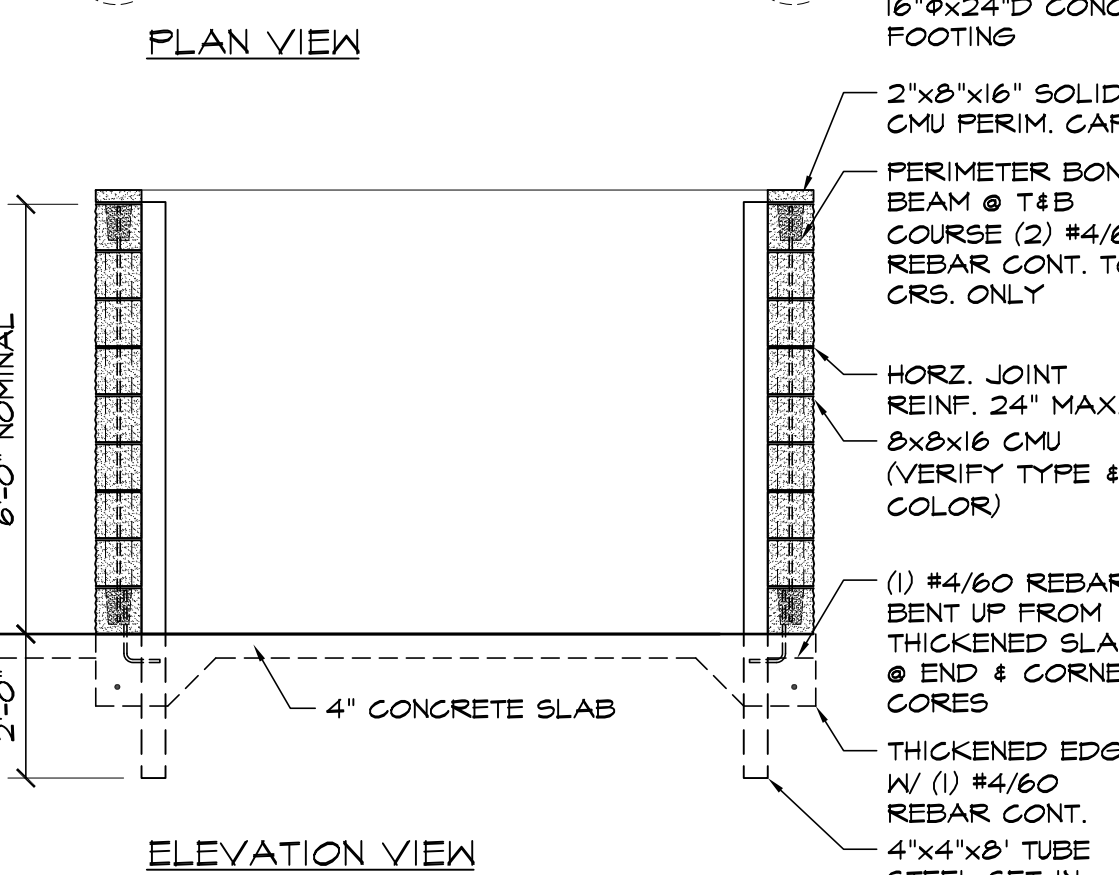
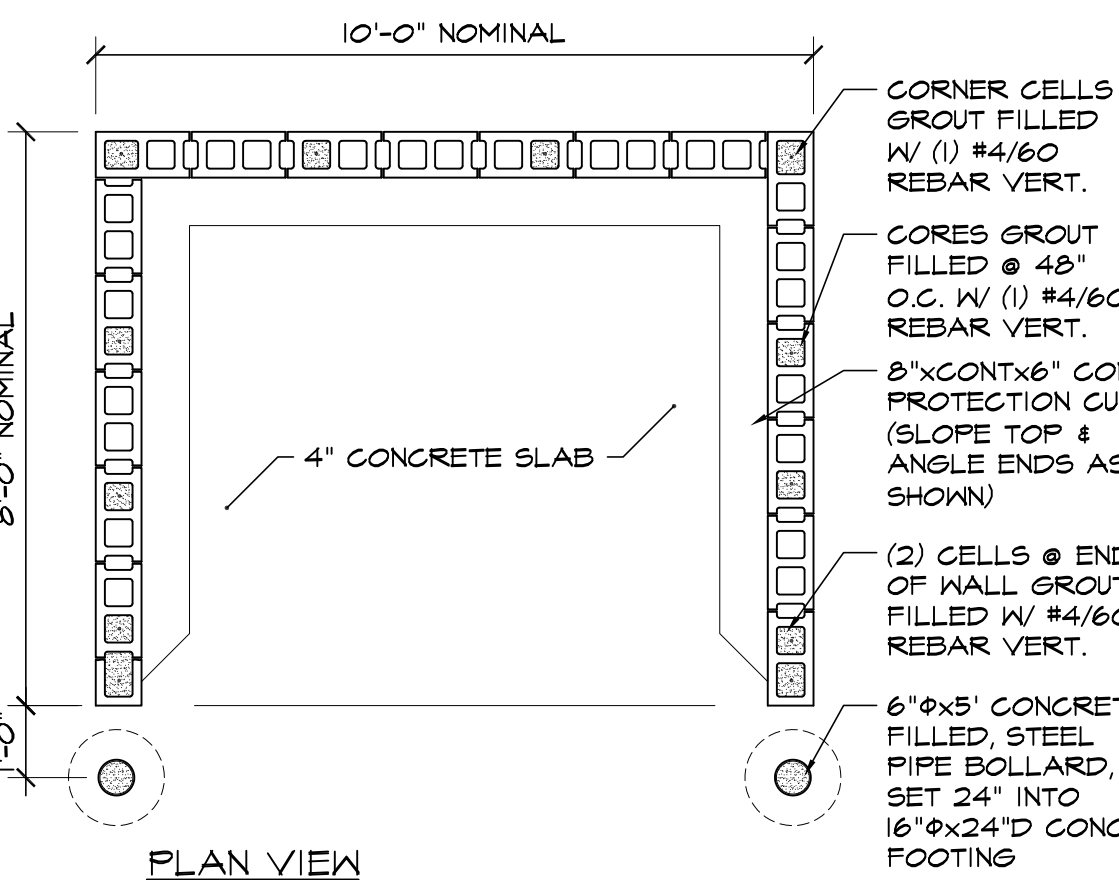
5 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



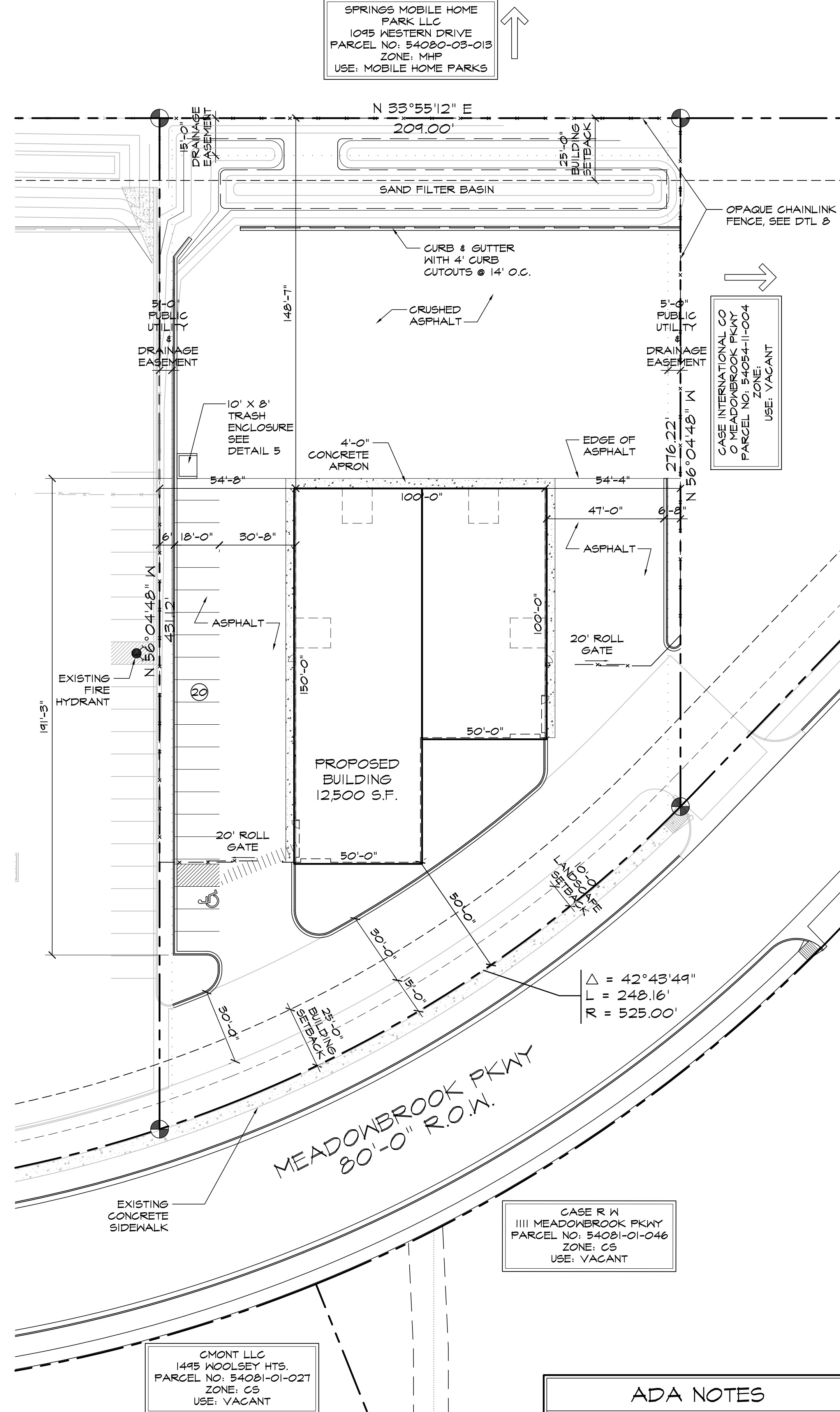
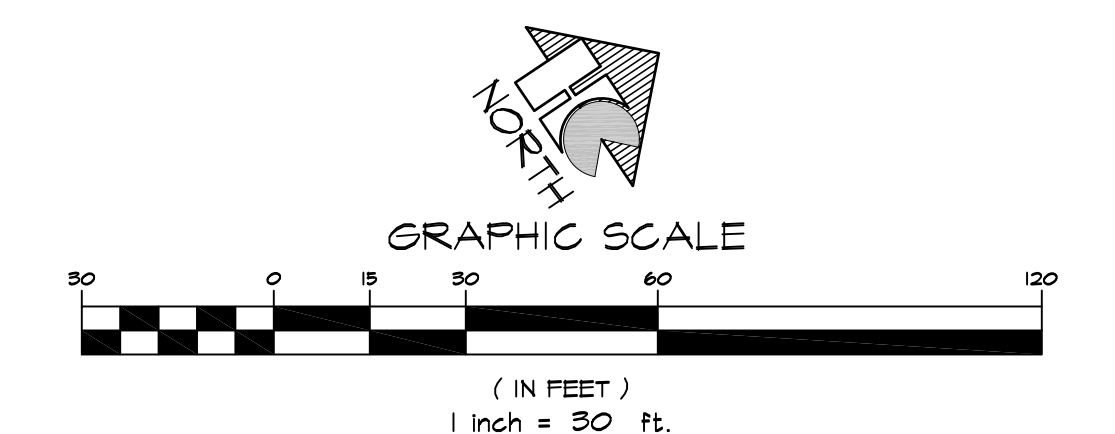
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



7 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



4 CMU TRASH ENCLOSURE
SCALE: 3/8"=1'-0"

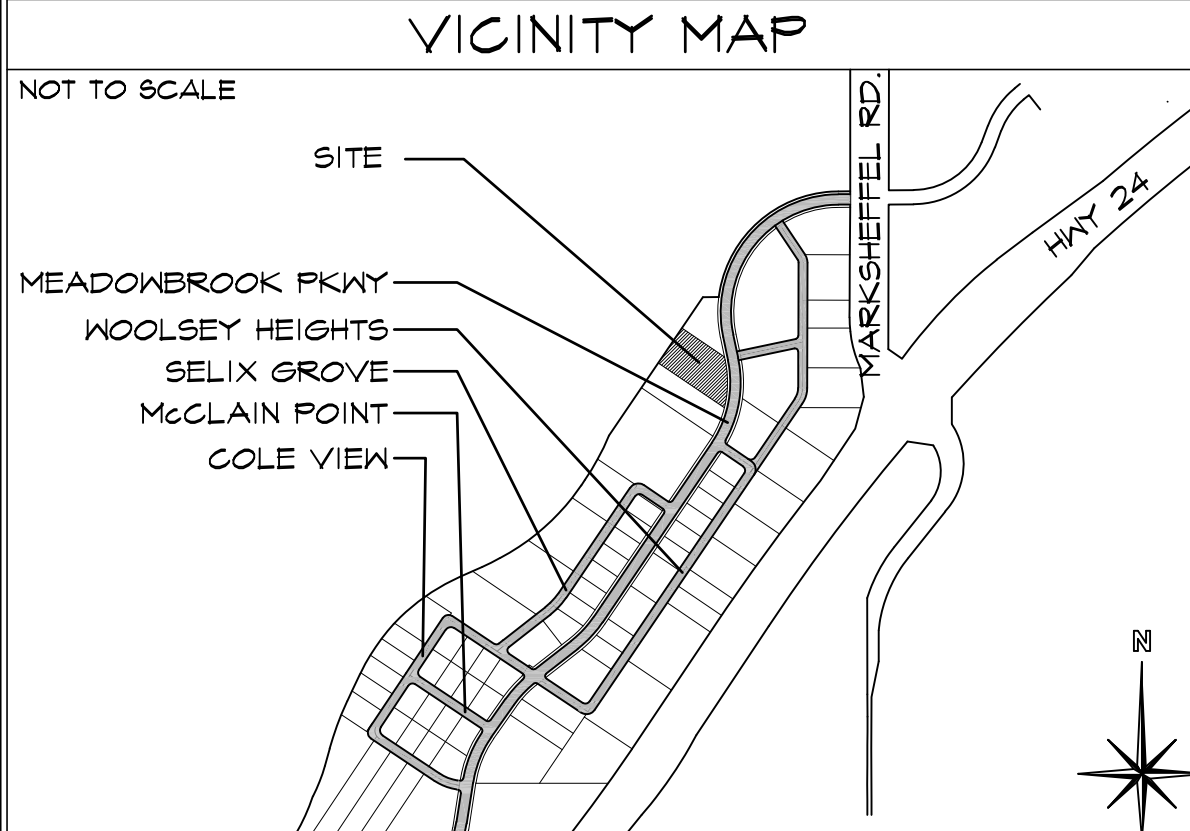


1 SITE PLAN
SCALE: 1"=30'-0"

Approved
By: Craig Dossey, Executive Director
Date: 09/20/2018
El Paso County Planning & Community Development

ADA NOTES
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER

DRAWING INDEX	
UI-1	1 OF 10 - SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
UI-2	2 OF 10 - UTILITY SERVICE PLAN
G1-3	3 OF 10 - GRADING & EROSION CONTROL PLAN
G2-4	4 OF 10 - EROSION CONTROL PLAN DETAILS
G3-5	5 OF 10 - EROSION CONTROL PLAN DETAILS
LP-01	6 OF 10 - LANDSCAPE PLAN
LP-02	7 OF 10 - LANDSCAPE DETAILS
ES-1	8 OF 10 - PHOTOGRAPHIC PLAN
ES-2	9 OF 10 - PHOTOGRAPHIC DETAILS
IO-10	10 OF 10 - BUILDING ELEVATIONS



PROJECT INFORMATION	
PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION, INC
LEGAL DESCRIPTION:	LOT 2 PADMARK BUSINESS PARK, FIL NO 1
PARCEL NUMBER:	54081-02-051
ZONING:	CS
LOT SIZE:	73,651 SF (1.69 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO: 080410756F, DATED MARCH 17, 1997)
BUILDING INFORMATION	
NEW BUILDING AREA:	12,500 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NOT SPRINKLED
AREA SEPARATION WALLS:	NONE
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE WAREHOUSE
STRUCTURAL COVERAGE OF LOT:	17%
PAVEMENT COVERAGE:	12%
NEW BUILDING STRUCTURAL HEIGHT:	20'-8 5/8"
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"
REQUIRED PARKING SPACES	
OFFICE-(1) SPACE/200 SF	
1500 / 200 SF	8
WAREHOUSE-(1) SPACE/1,000 SF	
11,000 / 1,000 SF	11
H.C.-(1) SPACE/25 REQ'D	
TOTAL PARKING SPACES REQUIRED:	19
TOTAL PARKING PROVIDED:	20
NEW STANDARD SPACES PROVIDED:	19
H.C. SPACES PROVIDED	1
LOADING SPACE PROVIDED	14'x18' AREA PROVIDED
(SEE DETAIL 2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SUMMER 2018
LANDSCAPING:	SUMMER 2018
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC.
PHONE NUMBER:	1411 WOOLSEY HEIGHTS
FAX NUMBER:	COLO. SPGS, CO 80915
APPLICANT NAME:	(719)-570-1549
APPLICANT E-MAIL:	(719)-570-1008
	LISA PETERSON
	lpeterson@hammersconstruction.com

SITE LEGEND	
---	PROPERTY LINE
---	RIGHT OF WAY
---	BUILDING SETBACK
---	LANDSCAPE SETBACK
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	CONSTRUCTION LIMIT LINE
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6" HIGH WROUGHT IRON FENCE
---	GAS LINE
---	WATER LINE
---	ELECTRICAL LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
●	EXISTING FIRE HYDRANT
○	PROPOSED FIRE HYDRANT
○	MANHOLE
□	ELECTRICAL TRANSFORMER
○	WALL PACK LIGHTING
○	TRAFFIC FLOW
○	SIGN

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

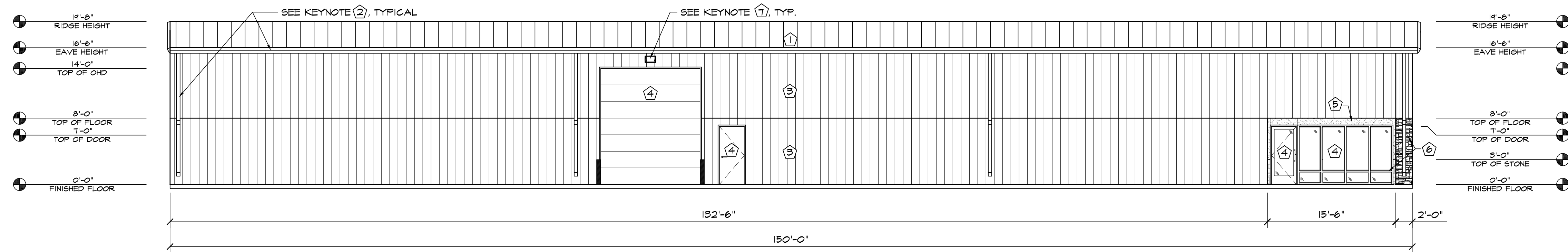
THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

PAD-2
PADMARK BUSINESS PARK-LOT 2-1
1150 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

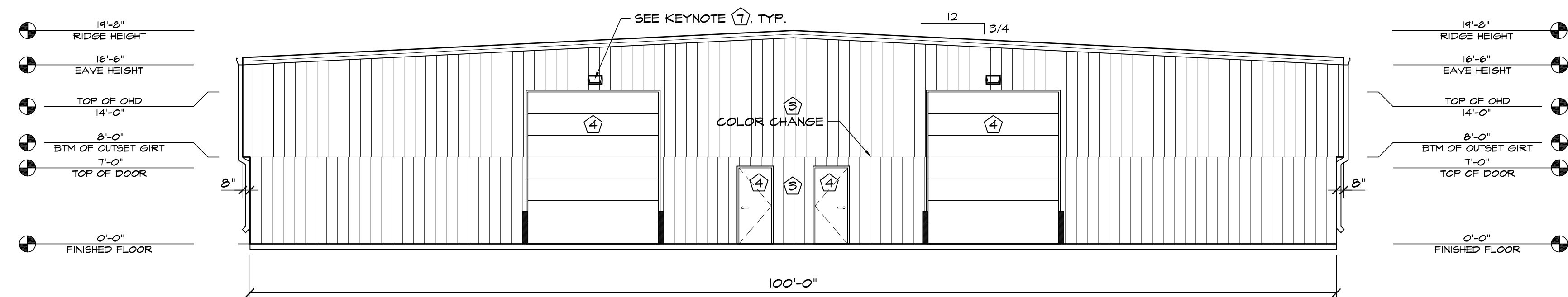
DATE: MAY 8, 2018
DRAWN BY: L. PETERSON
PROJ. MGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

RESUBMITTALS:
6/13/18 COMMENTS 6/16/18

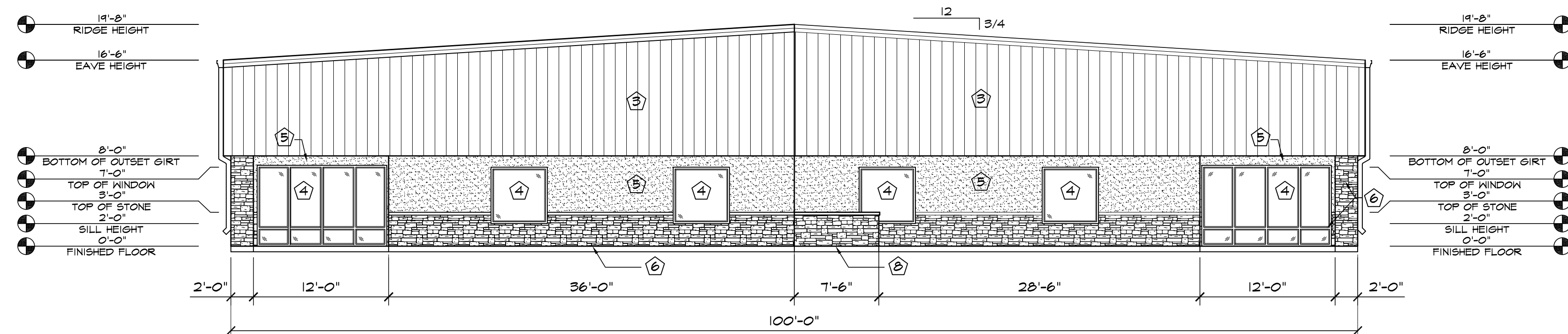
1 of 10
SITE PLAN



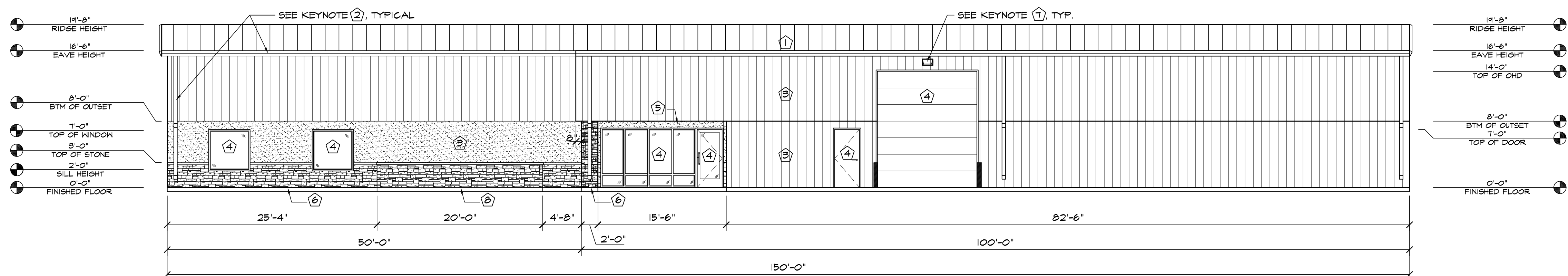
1 SOUTH-WEST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH-WEST ELEVATION
SCALE: 1/8"=1'-0"

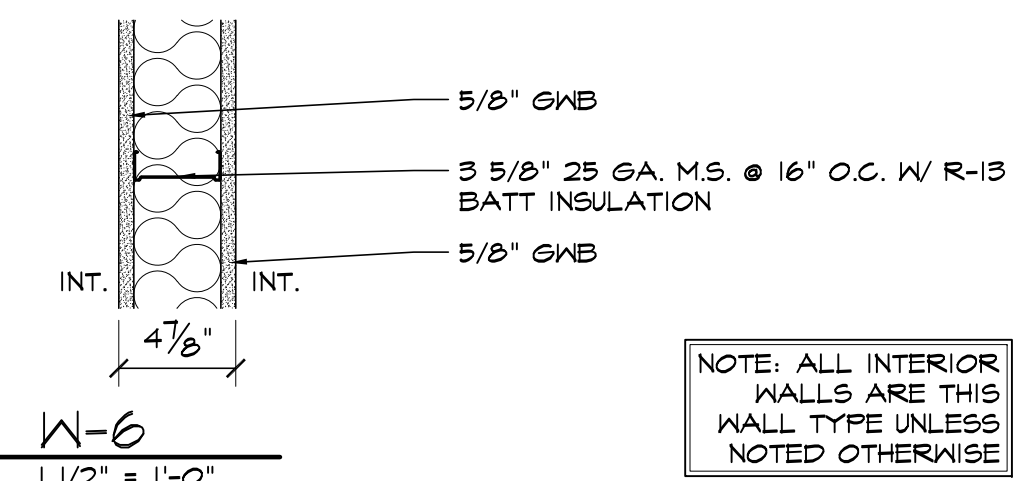
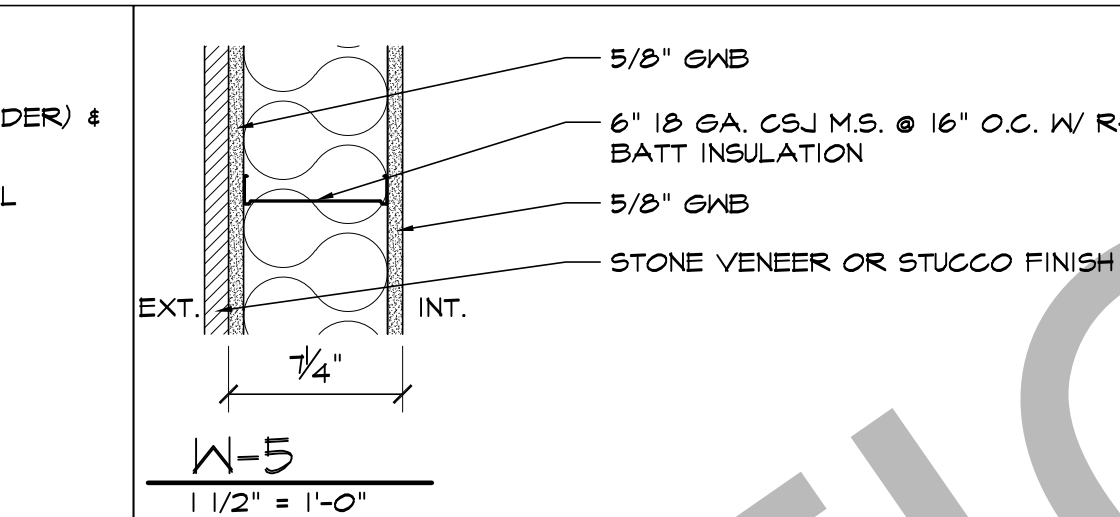
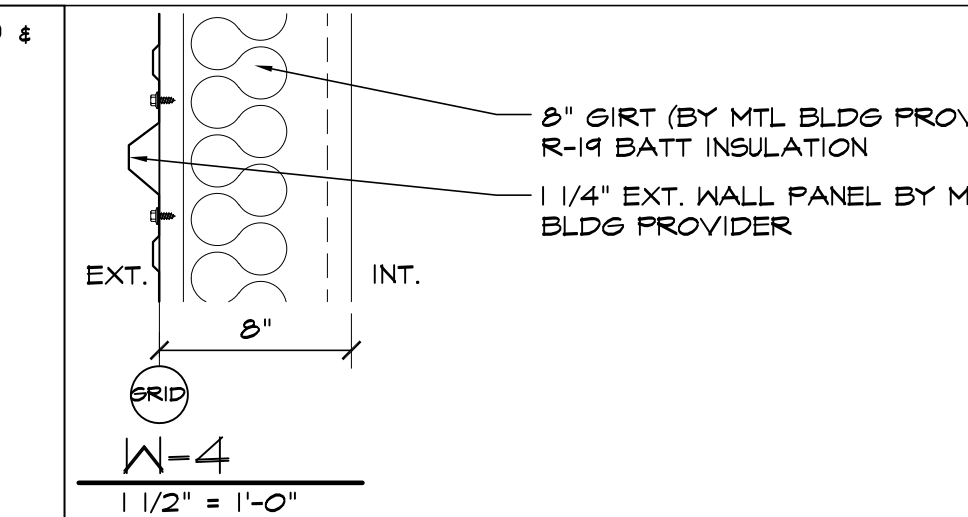
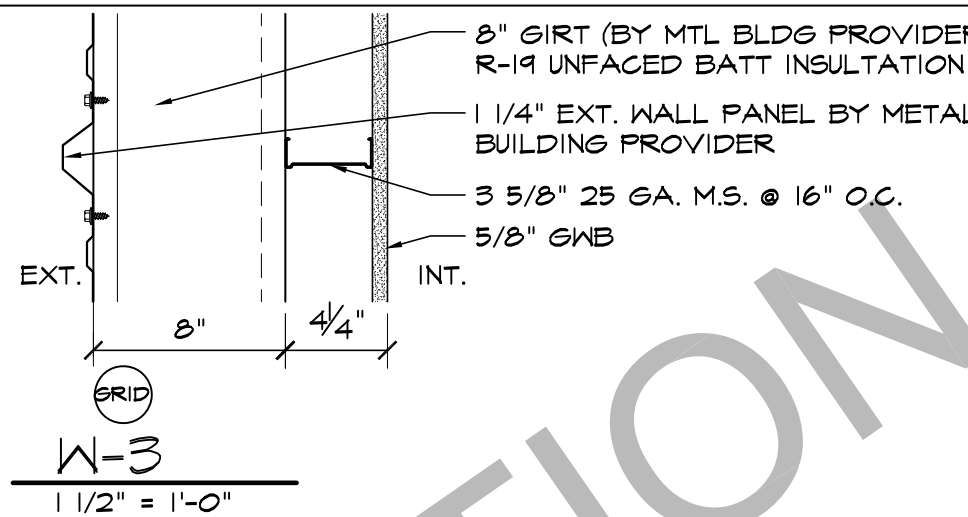
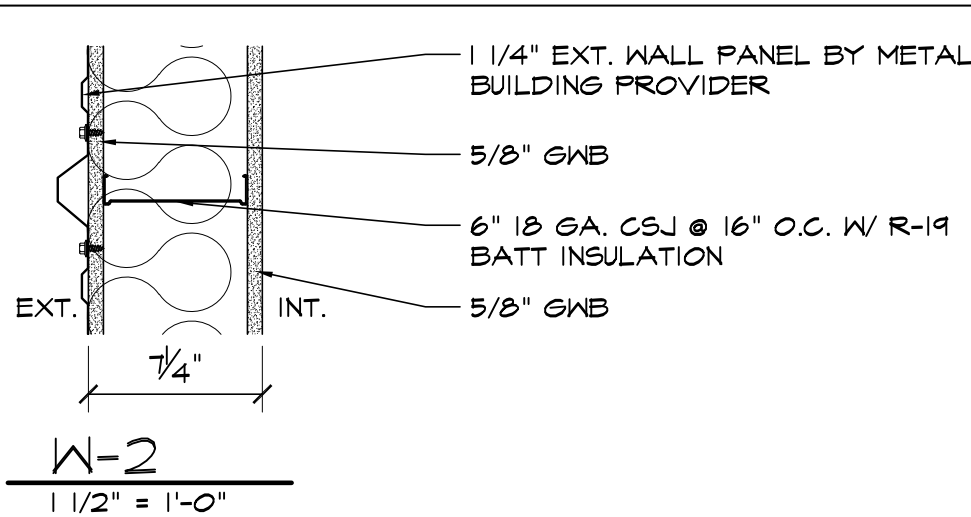
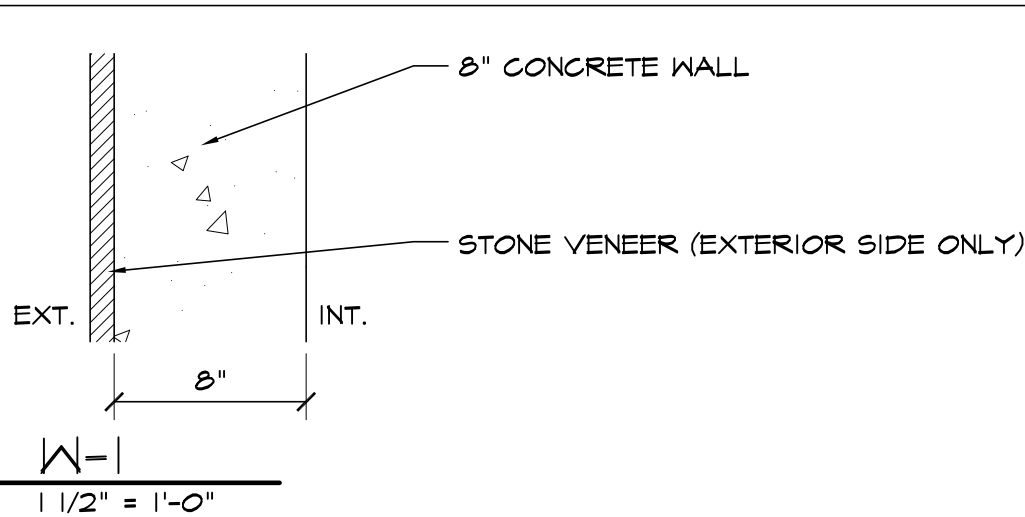


3 SOUTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

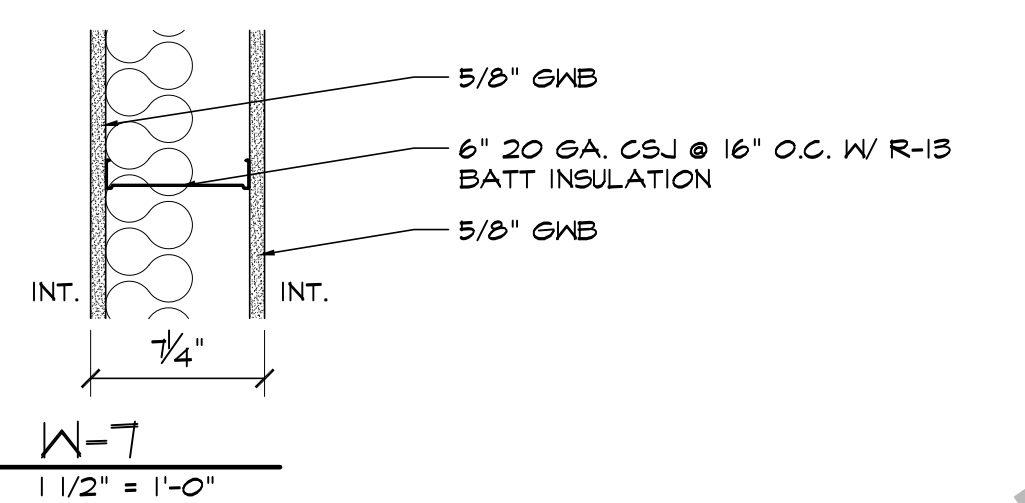


4 NORTH-EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "FBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "FBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
4	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
5	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	STONE VENEER
7	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
8	CONC WALL W/ STONE VENEER - EXTERIOR SIDE ONLY

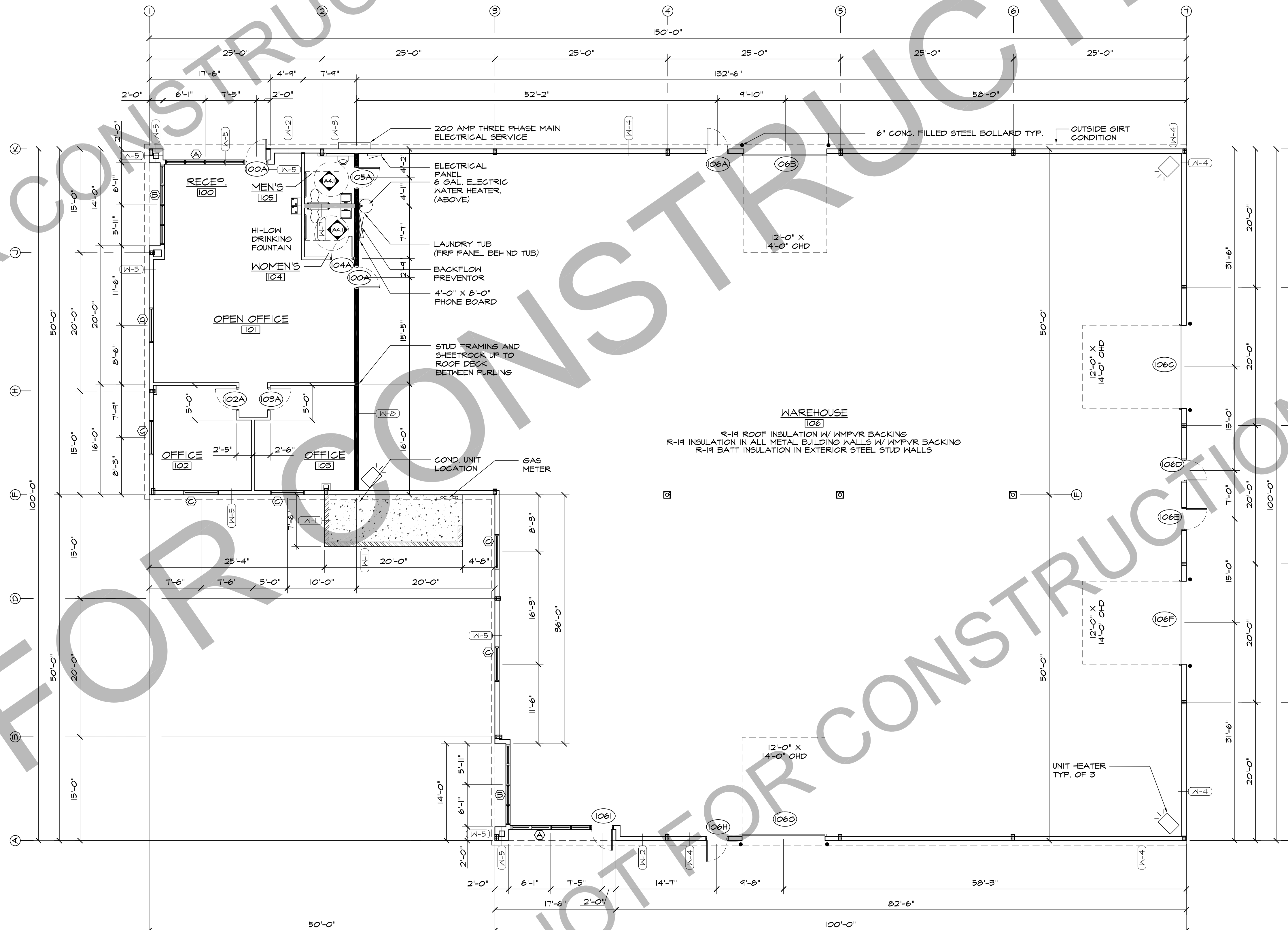


NOTE: ALL INTERIOR WALLS ARE THIS WALL TYPE UNLESS NOTED OTHERWISE

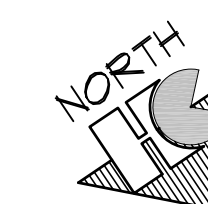


GENERAL NOTES

- CONSULT CIVIL DRAWINGS FOR SITE LAYOUT, FINISHED GRADES, CATCH BASIN, STORM SEWER DESIGN AND UTILITY DESIGN.
- UNLESS NOTED OTHERWISE, ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN RELATION TO FINISH FLOOR SET AT 100'-0".
- ALL SEWER, ELECTRICAL, PLUMBING, AND MECHANICAL SHALL CONFORM WITH ALL LOCAL, STATE AND NATIONAL CODES.
- ALL STEEL ANGLES EXPOSED TO VIEW SHALL BE SHOP PRIMED AND PAINTED.
- DO NOT SCALE DRAWINGS.
- MECHANICAL TO PROVIDE INSULATED CURBS AT ALL EQUIPMENT.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTION UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS, SIZES, THICKNESSES, MASSES, SLOPES AND TOP OF SLABS, FOUNDATIONS, AND GRADE BEAMS.
- FOUNDATIONS DETAILS SHOWN ON THE ARCHITECTURAL PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. STRUCTURAL DETAILS SHALL GOVERN.
- PROVIDE AND INSTALL INTERIOR AND EXTERIOR SIGNAGE AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL OWNER PROVIDED ITEMS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR, FOR COORDINATION OF TYPE AND REQUIREMENTS OF EQUIPMENT AND TIME REQUIREMENTS TO KEEP A SCHEDULE.
- REFER TO ELECTRICAL DRAWINGS FOR TRANSFORMER, SITE LIGHTING, SWITCH GEAR AND ALL OTHER RELATED ELECTRICAL INFORMATION AND DETAILS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, REFER TO CIVIL DRAWINGS.
- PROVIDE BACKER ROD AND SEALANT AT ALL INTERIOR PANEL JOINTS THAT ARE EXPOSED.



FLOOR PLAN
SCALE: 1/8" = 1'-0"



HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

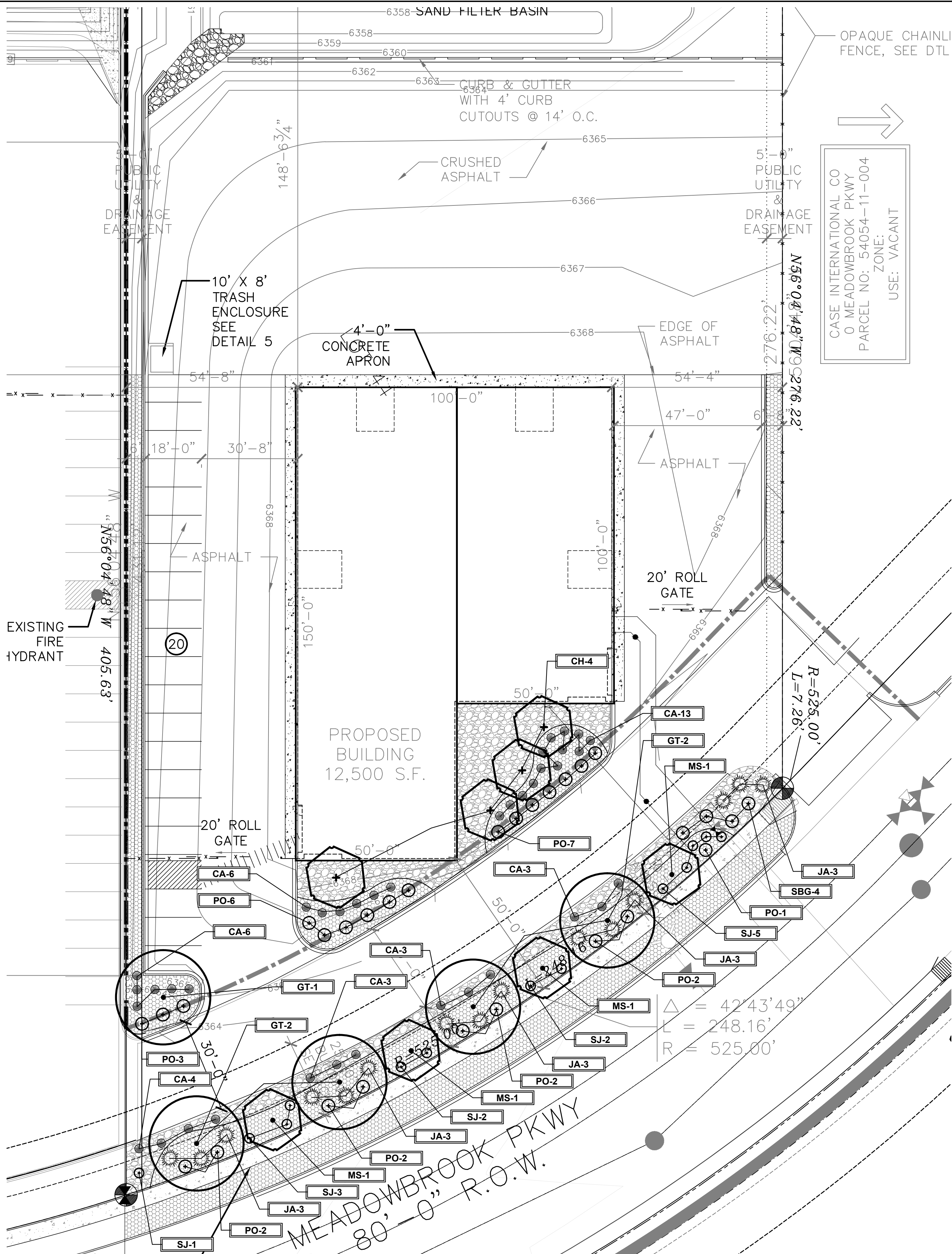
PAD-2
PADMARK BUSINESS PARK LOT 2-1
1150 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

NOT FOR CONSTRUCTION

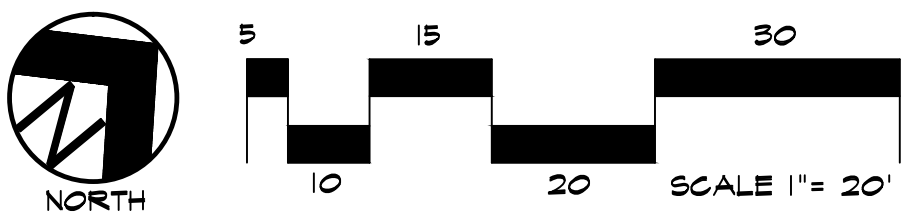
DATE: MAR. 23, 2018
DRAWN BY: J. Canterbury
PROJ. MGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

REVISIONS:
3-23-18 REVISIONS

A1.1
FLOOR PLAN



LANDSCAPE PLAN



IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

MATERIAL NOTE

VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER FOR APPROVAL.

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
MEADOWBROOK	NON-ARTERIAL	10/10 FT	249	1/30 FT	8/8

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)
18	1/1	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.		
NA	NA		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
73,656 SF	NON-RESIDENTIAL	3,682.3/100	8/4
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
40/40	IL	50%/50%	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: 134 LF NORTH	SETBACK BUFFER REQ. / PROV-FENCE	BUFFER TREES (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: ALONG ENTIRE NORTH BOUNDARY FENCE FOR BUFFER REQUIREMENT				

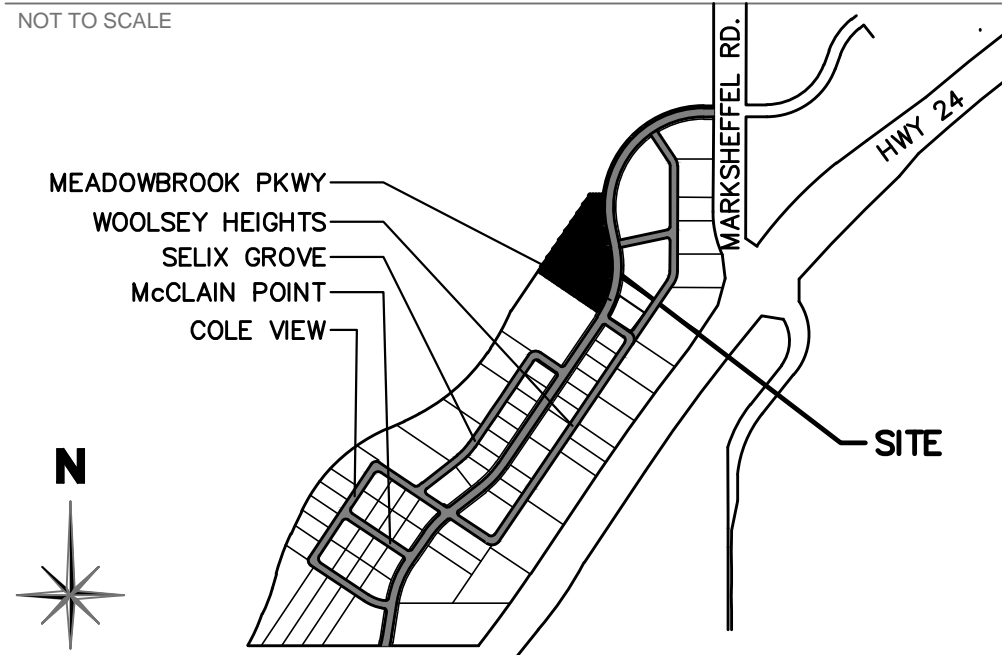
CODE REQUIREMENTS

PLANT SCHEDULE

Symbol	Abbr.	Botanical Name	Common Name	Mature WidthX HT.	Planting Size
DECIDUOUS TREES:					
	GTSB	5	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30'X30'
	MS	4	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'
	CH	4	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	20'X15'
EVERGREEN SHRUBS:					
	JA	15	Juniperus sabina 'Sierra Spreader'	Sierra Spreader Juniper	6-8'X18'
DECIDUOUS SHRUBS:					
	PO	25	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'
	SBG	4	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'
	SJ	13	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'
ORNAMENTAL GRASSES:					
	CA	38	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

VICINITY MAP



GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock: 2-4" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	3,201 SF
	Denver Granite: 1.5" Diameter (with weed barrier) Verify Rock Type with Owner. Submit sample to Owner.	7,143 SF

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODE AND ALL SHRUBS TO BE LOCATED MINIMUM 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE. REFER TO LOCAL CODES.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY OTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



LOT 2, PAD-2
CLAREMONT BUSINESS PARK - LOT 2-1
1150 MEADOWBROOK PKWY
COLORADO SPRINGS, CO
EL PASO COUNTY, COLORADO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER	743-18
REVISIONS	
6-26-18	PER COMMENTS
ORIGINAL DATE	3-12-18
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1

EL PASO COUNTY FILE NO. PPR-18-020

GENERAL NOTES

GENERAL: THESE DRAWINGS REMAIN THE SOLE PROPERTY OF MCSHEA CONSULTING, LLC AND MAY BE USED ONLY FOR THE PROJECT AS INDICATED BY NAME AND LOCATION. ANY OTHER USE REQUIRES PRIOR, WRITTEN PERMISSION. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, LICENSES, FEES, PERMITS, ETC. TO COMPLETE THE ELECTRICAL WORK DESCRIBED ON THE DRAWINGS. THE CONTRACTOR WILL WARRANT EQUIPMENT, MATERIAL AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. WARRANTY SHALL INCLUDE REPLACEMENTS OR REPAIRS WITHOUT COST TO THE OWNER DURING THE WARRANTY PERIOD. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) 2014 AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.

USE OF DRAWINGS: DO NOT SCALE FROM THE ELECTRICAL DRAWINGS. FOR EXACT LOCATIONS USE ARCHITECT'S DIMENSIONED DRAWINGS, SHOP DRAWINGS AND FIELD MEASUREMENTS. VERIFY ALL LOCATIONS WITH THE ARCHITECT PRIOR TO ELECTRICAL ROUGH-IN.

WIRING: ALL WIRING FOR LIGHTING AND POWER SYSTEMS WILL BE IN CONDUIT OR CABLE ASSEMBLIES APPROVED BY THE GOVERNING AUTHORITIES. CONDUCTOR SIZES SHOWN ARE BASED ON AMPACITIES FOR COPPER CONDUCTORS, UNLESS OTHERWISE NOTED. WHEN APPROVED BY ENGINEER, FEEDERS MAY BE ALUMINUM CONDUCTORS OF EQUIVALENT AMPACITIES. GROUNDING CONDUCTORS SHALL BE PROVIDED FOR ALL CIRCUITS SHOWN ON THE DRAWINGS. PROVIDE BLOCKING AND OTHER NECESSARY SUPPORTS IN WALLS AND CEILINGS FOR MATERIAL AND EQUIPMENT TO BE PROVIDED. BRANCH CIRCUIT NUMBERS SHOWN ON THE DRAWINGS MAY BE REARRANGED WITHIN A GIVEN PANELBOARD TO SUIT THE NEEDS OF THE INSTALLATION. ELECTRICAL BRANCH CIRCUITS SHALL BE BALANCED BETWEEN LINES AND PHASES.

UTILITY COORDINATION: PROVIDE ALL COORDINATION WITH THE UTILITY INCLUDING LOAD DATA FORMS AND APPLICATION FOR SERVICE AS APPLICABLE. INSTALLATION OF SERVICE, PRIMARY OR SECONDARY FEEDERS AND METERING SHALL BE PERFORMED IN ACCORDANCE WITH THE UTILITY REQUIREMENTS.

GROUNDING: PROVIDE A COMPLETE GROUNDING SYSTEM AS REQUIRED BY THE NEC AND LOCAL AUTHORITIES HAVING JURISDICTION. ALL BRANCH CIRCUITS SHALL INCLUDE A GROUND CONDUCTOR. USE OF RACEWAY FOR GROUNDING IS NOT PERMITTED. GALVANIZED GROUND RODS ARE NOT PERMITTED.

PANELBOARDS: PROVIDE MINIMUM INTEGRATED EQUIPMENT SHORT CIRCUIT RATING AS INDICATED ON PANEL SCHEDULES. PROVIDE BOLT-ON BREAKERS UNLESS OTHERWISE NOTED. PROVIDE CIRCUIT BREAKERS SHOWN ON THE PANELBOARD SCHEDULES. ALL TERMINATIONS AND LUGS SHALL BE RATED FOR 75-DEGREE CONDUCTORS. PROVIDE TYPEWRITTEN CIRCUIT SCHEDULES TO IDENTIFY PANELBOARD AND EACH BRANCH BREAKER. ACCEPTABLE MANUFACTURERS ARE SQUARE D, SIEMENS, GENERAL ELECTRIC AND EATON.

WIRING DEVICES: PROVIDE SPECIFICATION GRADE 15 AND 20- AMPERE SWITCH AND RECEPTACLE DEVICES, AS APPLICABLE. OTHER DEVICES SHALL BE PROVIDED AS INDICATED AND SHALL MATCH PLUG-CONNECTED EQUIPMENT FURNISHED FOR THE PROJECT. DEVICE WALL PLATES SHALL BE SMOOTH, NYLON TYPE AND SHALL BE OFFICE WHITE IN COLOR OR AS OTHERWISE SPECIFIED. DEVICE COLOR SHALL MATCH WALL PLATES.

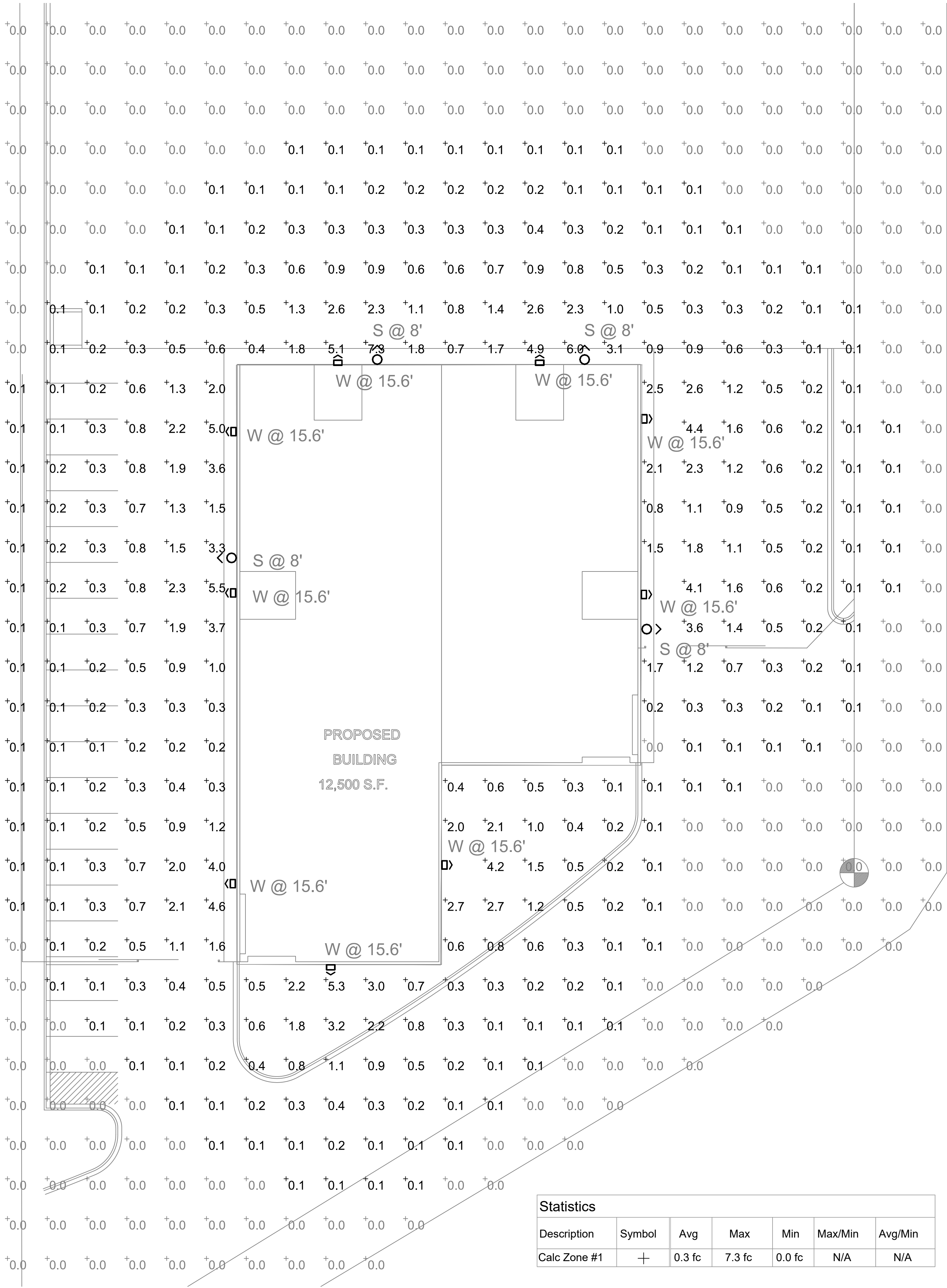
DISCONNECT SWITCHES: HEAVY DUTY QUICK-MAKE, QUICK-BREAK TYPE, NON-FUSED UNLESS OTHERWISE NOTED. PROVIDE MEANS TO LOCK SWITCH IN OFF POSITION WITH PAD-LOCK. ENCLOSURES SHALL BE NEMA TYPE 1 OR NEMA TYPE 3R FOR OUTDOOR INSTALLATION. PROVIDE PERMANENT LABELS FOR DISCONNECTS TO INDICATE EQUIPMENT SERVED.

LIGHTING FIXTURES: SEE LIGHT FIXTURE SCHEDULE. PROVIDE ALL FIXTURES WITH LAMPS AS INDICATED. WHERE REQUIRED, FIXTURES SHALL BE WET OR DAMP LOCATION LABELED. VERIFY MOUNTING HEIGHTS PRIOR TO ELECTRICAL ROUGH-IN.

VOICE/DATA: RACEWAY SYSTEM BY CONTRACTOR. ALL RACEWAYS SHALL BE PROVIDED WITH PULLSTRINGS OF MINIMUM OF 400-LB. TEST STRENGTH. ALL EQUIPMENT, RECEPTACLES AND CABLING BY OTHERS. PROVIDE BLANK COVERS OVER ALL UNUSED OUTLETS. CABLES, DEVICES AND CABLE TERMINATION IS BY OTHERS.

FIRE ALARM: BY OTHERS. DESIGN BUILD BY FIRE ALARM CONTRACTOR.

Schedule		View #2						
Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
S	4	TMS LIGHTING INC.	PRW-14-15LED-F16	PRIMUS WALL MOUNT LUMINAIRE 14" DIA. NAUTICAL-STYLED REFLECTOR SHEPHERD'S HOOK MOUNTING ARM GLOSS BLACK POLYESTER POWDER COAT FINISH AND CLEAR GLASS JAR TYPE DIFFUSER	CREE 15W LED, CCT 4000K	127.9004	0.92	17.25
	9	RAB LIGHTING INC.	WPLED26-WPLED26/D10 (WALLPACK) - ALED26-ALED26/D10 (AREA LIGHTER)	CAST FINNED METAL HOUSING. MACHINED METAL HEAT SINK; 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS. Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway Warehouse, Water Treatment, Direct, Emergency, Security	3473.884	0.92	30



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	7.3 fc	0.0 fc	N/A	N/A

1 SITE PLAN PHOTOMETRIC
ES-1 SCALE: 1/16" = 1'-0"



HAMMERS

CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN BUILD

PRESIDENT: STEVE R. HAMMERS

VICE PRES: DAVID J. HAMMERS

1411 WOOLSEY HEIGHTS

COLORADO SPRINGS, CO 80915

(719) 570-1599 FAX (719) 570-7008

www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

PAD-2
PADMARK BUSINESS PARK-Lot 2-1
1150 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: JAN. 31, 2018
DRAWN BY: L. PETERSON
PROJ. MNGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

RESUBMITTALS:

ES-1
PHOTOMETRIC

WPLED26



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.
Color: Bronze Weight: 7.5 lbs

Project:	Type:																
Prepared By:	Date:																
<table> <tr> <td>Driver Info</td><td>LED Info</td></tr> <tr> <td>Type: Constant Current</td><td>Watts: 26W</td></tr> <tr> <td>120V: 0.26A</td><td>Color Temp: 5000K</td></tr> <tr> <td>208V: 0.16A</td><td>Color Accuracy: 73 CRI</td></tr> <tr> <td>240V: 0.14A</td><td>L70 Lifespan: 100000</td></tr> <tr> <td>277V: 0.12A</td><td>Lumens: 3475</td></tr> <tr> <td>Input Watts: 30W</td><td>Efficacy: 118 LPW</td></tr> <tr> <td>Efficiency: 88%</td><td></td></tr> </table>		Driver Info	LED Info	Type: Constant Current	Watts: 26W	120V: 0.26A	Color Temp: 5000K	208V: 0.16A	Color Accuracy: 73 CRI	240V: 0.14A	L70 Lifespan: 100000	277V: 0.12A	Lumens: 3475	Input Watts: 30W	Efficacy: 118 LPW	Efficiency: 88%	
Driver Info	LED Info																
Type: Constant Current	Watts: 26W																
120V: 0.26A	Color Temp: 5000K																
208V: 0.16A	Color Accuracy: 73 CRI																
240V: 0.14A	L70 Lifespan: 100000																
277V: 0.12A	Lumens: 3475																
Input Watts: 30W	Efficacy: 118 LPW																
Efficiency: 88%																	

Technical Specifications

Listings

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P00001701

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step Macadam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color.

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6W Surge Protection, 100V-277V, 50-60 Hz, 100-240V, 4 Amps.

Other

California Title 24:

See WPLED26PC for a 2013 California Title 24 compliant model.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Equivalency:

Equivalent to 175W Metal Halide.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G0

BUG Rating:

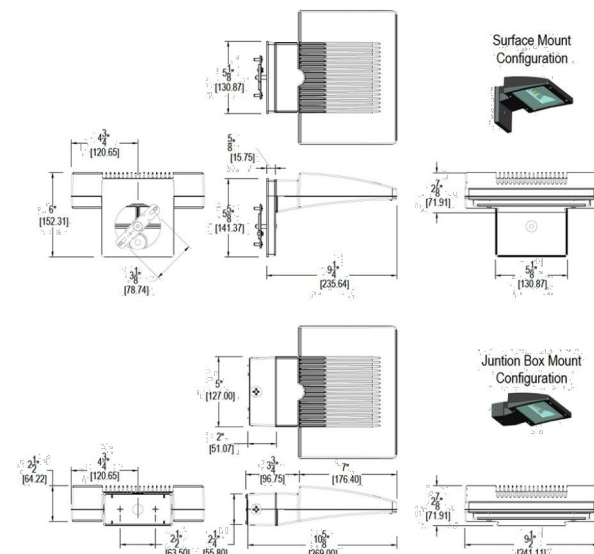
B1 U0 G0

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 2

WPLED26

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Wattage	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = No Sensor MS = Mini Sensor	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

Need help? Tech help line: (888) RAB-1000 Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

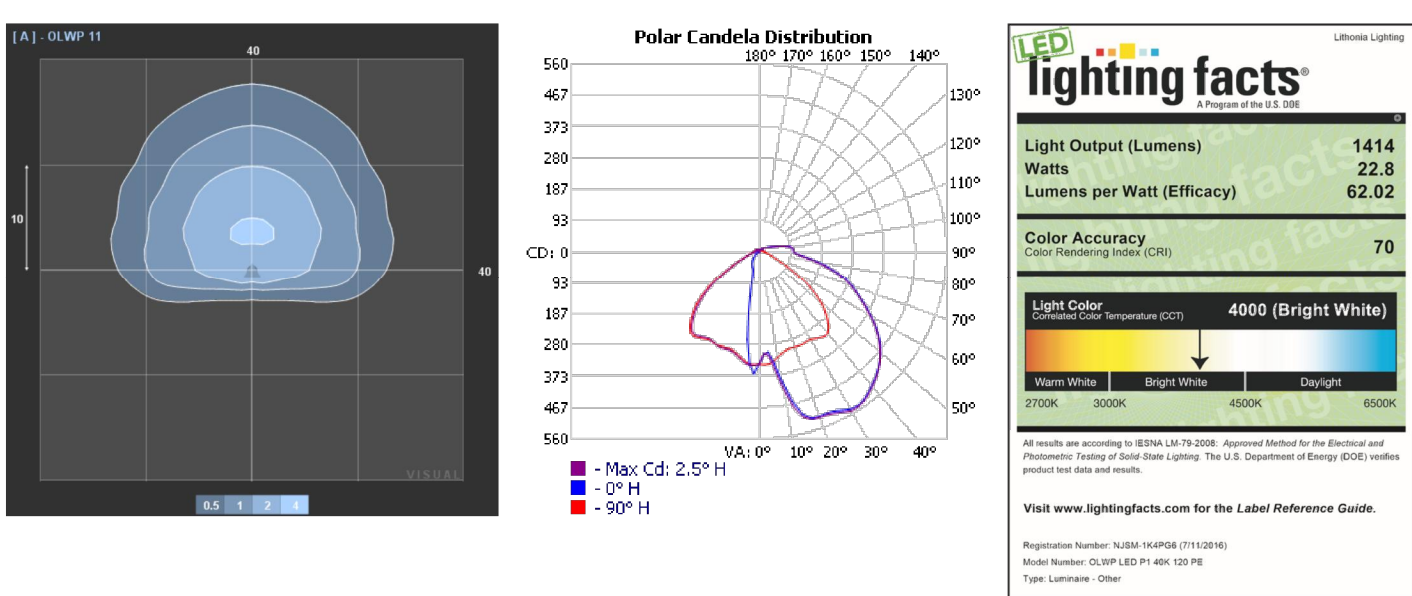
Page 2 of 2

OLWP LED Wall Pack

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit the OLWP home page on www.lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.

OLWP 11



DECORATIVE INDOOR & OUTDOOR: One Lithonia Way, Cary, GA 30012 Phone: 800-748-5070 Fax: 770-868-3803 www.lithonia.com © 2013-2017 Acuity Brands Lighting, Inc. All rights reserved. Rev. 03/08/17

OLWP 11



FEATURES & SPECIFICATIONS

INTENDED USE — The OLWP provides years of maintenance-free general illumination for commercial or residential outdoor applications such as driveways, patios, loading areas and warehouses.

CONSTRUCTION — Rugged cast aluminum, corrosion-resistant rear mounting plate. Impact resistant polycarbonate front cover/diffuser resists fading and cracking.

Driver operates at 120V.
Operating temperature -40°C to 40°C.

OPTICS — High-performance LEDs maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

Lenses are engineered for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts Labels for specific fixture performance.

INSTALLATION — Designed for wall mounting more than 4" above the ground. Mounts to a recessed junction box (by others).

LISTINGS — UL Listed to US and Canadian safety standards for wet locations.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.

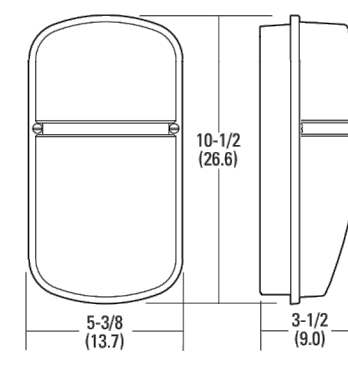
Specifications subject to change without notice.

Catalog Number
Notes
Type

Outdoor General Purpose

OLWP

LED WALL PACK



All dimensions are inches (centimeters) unless otherwise indicated.

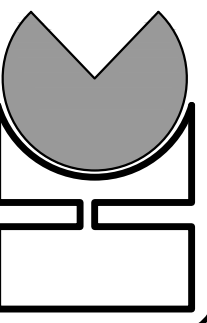
ORDERING INFORMATION				Example: OLWP LED P1 40K 120 PE BZ	
OLWP LED	P1 40K	120	PE	BZ	
Series	Lumens / Color temperature (CCT)	Voltage	Control	Finish	
OLWP LED	P1 40K 1414 lumens / 4000K	120 120V	PE Button photocell	BZ Bronze	

Notes
1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

OLWP 11

HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com



THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2018 HAMMERS CONSTRUCTION

PAD-2
PADMARK BUSINESS PARK—LOT 2-1
1150 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO



DATE: JAN. 31, 2018
DRAWN BY: L. PETERSON
PROJ. MNGR: Z. CRABTREE
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1059

RESUBMITTALS:
▲
▲
▲
▲
▲
▲
▲
▲

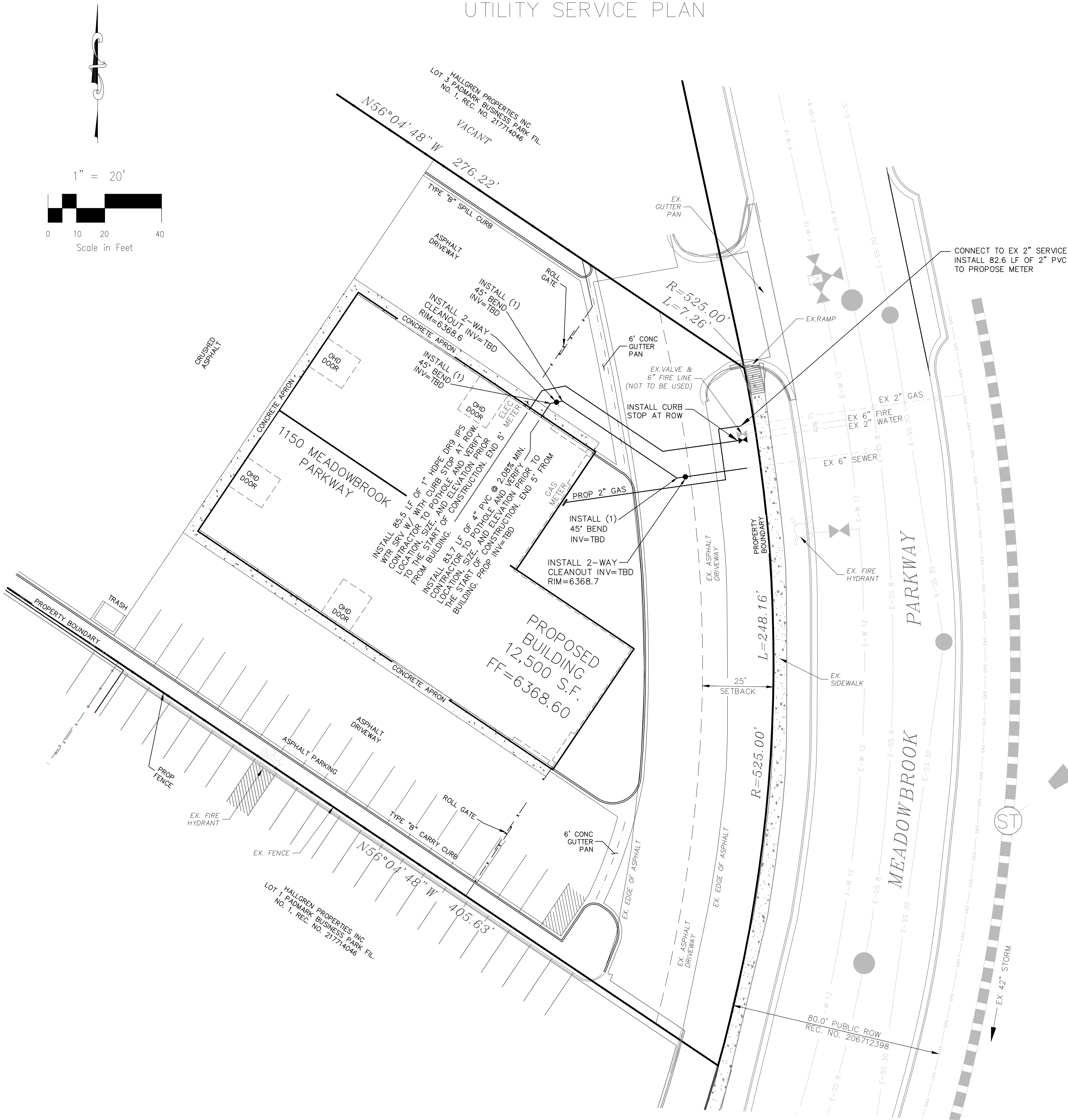
ES-2
SPECIFICATIONS

WATER AND SANITARY SEWER SERVICE INSTALLATIONS GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
- ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINAL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
- ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
- ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF FIVE (5) FEET BELOW FINISHED GRADE.
- ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFF, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
- VALVE BOXES SHALL BE TYLER SLIP; TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
- ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEX CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
- HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FILED PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
- ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
- WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO THE PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
- PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- ALL NONMETALLIC PIPES SHALL HAVE TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #6 AWG BARE COPPER WIRE WITH NO. 6 TYPE YDS75 COPPER CONNECTIONS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. THE TRACER WIRE SHALL ALSO BE PERMANENTLY CONNECTED TO ALL FIRE HYDRANT TEES, METALLIC PIPE BENDS, MAIN VALVE AND OTHER METALLIC FITTINGS AND APPURTENANCES. ALL POINTS OF CONNECTION SHALL BE PROTECTED FROM CORROSION BY AN EPOXY OR SILICON COATING. GROUND TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH (IAW) COLORADO SPRINGS DETAILS STANDARD MANHOLE DETAIL 1, EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
- OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13.
- MINIMUM DEPTH OF SANITARY SEWER IS 6 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 6 FEET OF COVER:
DEPTH GREATER THAN 6 FEET: MATERIAL TYPE SDR 35
DEPTH BETWEEN 4 FEET AND 6 FEET: MATERIAL TYPE SCH 40 OR CAST IRON (CIP)
DEPTH LESS THAN 4 FEET: MATERIAL TYPE SCH 40 OR CIP WITH CONCRETE CAP.
- WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES, SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CIP.
- ALL EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 - THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 - THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 - THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPYING EQUIPMENT.
 - THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE ADOBE ACROBAT .PDF FORMAT.
 - "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 - NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
 - ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

LOT 2 , PADMARK BUSINESS PARK FIL. NO. 1

EL PASO COUNTY, STATE OF COLORADO UTILITY SERVICE PLAN



WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

REQUIRED, DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS.

WATER WASTEWATER PLAN APPROVAL

DATE: _____
(CHEROKEE METROPOLITAN DISTRICT)

CIMARRON HILLS FIRE DEPARTMENT

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER, THE THEORETICAL AVAILABLE FIRE FLOW AT NODE "A" IS 0000 GALLONS AT NODE "B" IS 0000 GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FIRE DEPARTMENT SIGNATURE: _____ DATE: _____

PRIVATE WATER MAIN EXTENSIONS

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE DISTRICTS SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE FEET (5' 0") AND A MAXIMUM OF SIX (6' 0") OF COVER OVER THE WATER MAIN(S). THE UNDERSIGNED UNDERSTANDS THAT ALL WATER MAINS, FIRE HYDRANTS, AND APPURTENANCES AS INDICATED ON THIS INSTALLATION PLAN SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER

SIGNED: _____ DATE: _____

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915

CONTACTS

OWNER	HALLGREN PROPERTIES INC. 5909 63RD STREET LUBBOCK, TX 79424
CIVIL ENGINEER	MS CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, ST 110 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ, P.E. 719-481-0818
WATER AND WASTEWATER	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JONATHAN SMITH 719-597-5080
FIRE DEPARTMENT	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 719-591-0960
TELEPHONE COMPANY	U.S. WEST COMMUNICATIONS (LOCATORS) 800-922-1987 AT&T (LOCATORS) 719-635-3674

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC. DATE: _____

UTILITY SERVICE PLAN
LOT 2, PADMARK BUSINESS PARK FIL. NO. 1
JOB NO. 44-031
DATE PREPARED: FEBRUARY 12, 2018
DATE REVISED:

EL PASO COUNTY FILE NO. PPR 18-000



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485